

pursuant to Section(s) 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR ZONE CHANGE

TOWNSHIP OF SOUTH-WEST OXFORD

Please be advised that the Community Planning Office has received an application(s) applying to the following lands:

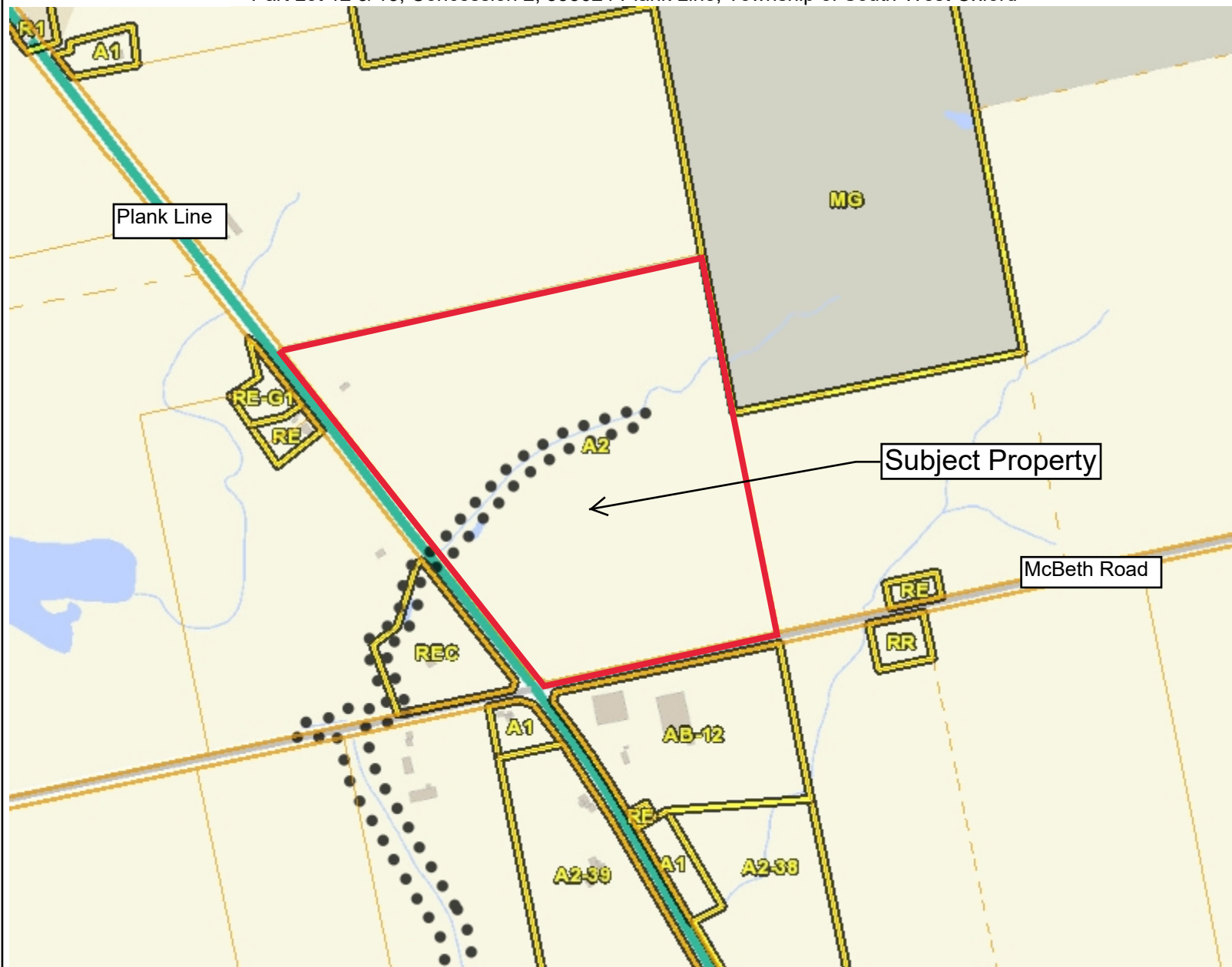
File No.:	ZN 4-23-01
Owner:	Tina & Reynold Jansen
Applicant:	Bethany Tout
Location of Property:	The subject lands are described as Pt. Lot 12-13, Conc. 2 (Dereham), are located on the northeast corner of Plank Line and McBeth Road and are municipally known as 333624 Plank Line, in the Township of South-West Oxford
Description of Application:	<p>The purpose of this application is to rezone an approximate 0.8 ha (2 ac) portion of the subject lands, which total approximately 40 ha (99 ac) in area, to permit a petting zoo / therapy farm, as an on-farm diversified use on the subject property. The lands are currently used for Agricultural purposes (cash cropping), and are zoned ‘General Agricultural Zone’ (A2). The proposed application would rezone the area generally shown on Plate 2 (attached) from ‘General Agricultural Zone (A2)’ to ‘Special General Agricultural Zone (A2-sp)’ to permit the proposed petting zoo / therapy farm as an ‘on farm diversified use’. No new buildings or structures are proposed as part of this application, and the applicant is proposing to legally recognize an existing business “Little Hobby Hill Farm” – a business which offers human-animal interaction and outdoor visits where customers can visit with animals. The subject lands currently contain an existing single-detached dwelling and an accessory structure.</p> <p>The applicant has advised that the business has a team of both staff and volunteers and that the primary purpose is to allow the staff and volunteer team to work with children, youth and the vulnerable community to promote positive mental health by offering events, camps, pre-booked farm visits and therapy sessions with animals including ponies, alpacas, goats, pigs, chickens, ducks, rabbits and guinea pigs, among others.</p>

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a “Public Notice” informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Spencer McDonald, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant’s name and file number on all correspondence.

Spencer McDonald
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3205
email: planning@oxfordcounty.ca



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Zoning Floodlines

Regulation Limit

- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 261 522 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 10, 2023